



**NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA
JANUARY 25, 2018**

DRAFT

The Norfolk City Planning Commission will hold a public hearing on January 25, 2018 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

CONTINUED AGENDA

1. **MURPHY'S LAW PUB N GRILL**, for the following special exceptions at 3574 N. Military Highway, Suite A:
 - a. Entertainment establishment with alcoholic beverages.
 - b. Commercial recreation center.

The purpose of this request is to allow for a change in management of the existing entertainment establishment and commercial recreation center as well as to add entertainment options.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

2. **ELEGANT AFFAIRS**, for a special exception to operate an entertainment establishment with alcoholic beverages at 930 N. Military Highway.

The purpose of this request is to allow the existing banquet hall to add entertainment options.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

3. **BENNA VICTOR DEVELOPMENT**, for the following applications at 5900 Northampton Boulevard:
 - a. Amendment to the future land use designation in the general plan, *plaNorfolk2030*, from Office to Commercial.
 - b. Change of zoning from O-1 (Office District) to Conditional C-3 (Retail Center District).

The purpose of this request is to allow for new hotel and retail development.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

REGULAR AGENDA

1. **BENNA VICTOR DEVELOPMENT**, for a special exception to permit alternative signage at 5900 Northampton Boulevard.

The purpose of this request is to allow alternative signage for new hotel and retail development.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

2. **MONUMENT DEVELOPMENT TEN, LLC**, for the following applications:
 - a. Text amendment to the City's Zoning Ordinance, to create a new overlay district, "Historic Rail Line Overlay (HO-RL) district."
 - b. Change of zoning to apply the HO-RL district on properties located at 201-231 W. 25th Street, 200-226 W. 24th Street, 204-208 W. 23rd Street, and 2301 Omohundro Avenue.

The purpose of this request is to create a new overlay district and to allow for the Old Dominion Peanut Company property to be converted into 90 residential units and commercial space.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

3. **S.L. NUSBAUM REALTY CO.**, for a text amendment to section 10-13, "Courtney Avenue District," of the *Zoning Ordinance* to change the development plan reference.

The purpose of this request is to amend the text of the existing overlay district.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

4. **CITY OF NORFOLK**, for a change of zoning from R-12 (Medium Density Multi-Family) and BFRPO (Bay Front Residential Parking Overlay) districts to OSP (Open Space Preservation) at 814 Willoughby Bay Avenue, also known as 814 Little Bay Avenue.

The purpose of this request is to use this property for flood mitigation and the creation of a public greenspace.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

5. **VAIL AUTOMOTIVE**, for the following applications at 5659, 5649, 5641 E. Virginia Beach Boulevard, 901 Ripplemeade Lane, and N S Brickell Road:
- Change of zoning from C-2 (Corridor Commercial) and R-6 (Single-Family) to Conditional C-2.
 - Special exception to operate an automobile sales and service facility.

The purpose of this request is to allow for an expansion of an existing auto sales and service facility.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

6. **MOUNT GILEAD MISSIONARY BAPTIST CHURCH**, for a change of zoning from R-8 (Single-Family) and Conditional IN-1 (Institutional) to Conditional IN-1 at 1041-1059 Kane Street.

The purpose of this request is to expand the IN-1 zoning district onto the vacant portions of the site, and to modify the previously adopted proffered conditions in order to expand the existing parking for the church from 78 spaces to 138 paved parking spaces.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

7. **ELATION BREWING**, for the following applications at 5104 Colley Avenue:
- Change of zoning from R-8 (Single-Family) to Conditional C-2 (Corridor Commercial) on the easternmost 25-foot portion of the site along the northern line of 51st Street.
 - Special exception to operate a microbrewery.
 - Special exception to operate an entertainment establishment with alcoholic beverages.

The purpose of this request is to allow for a new microbrewery to operate with limited entertainment options.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

8. **JEREMY MCGEE & MALIA PAASCH**, for a special exception to operate an eating and drinking establishment at 409 York Street.

The purpose of this request is to allow for a new restaurant with on-premises alcohol sales.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

9. **GROW**, for a special exception to operate an eating and drinking establishment at 429 Granby Street.

The purpose of this request is to allow for an existing business, Grow, to operate office space and a restaurant with on-premises alcohol sales in the space formerly occupied by Field Guide.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

10. **HOKKAIDO SUSHI BAR**, for a special exception to operate an eating and drinking establishment at 233 Granby Street.

The purpose of this request is to allow for a change of operator of the existing restaurant.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

11. **ALDI INC.**, for special exception for the sale of alcoholic beverages for off-premises consumption at 7924 Bison Avenue and 1600 East Little Creek Road.

The purpose of this request is to add off-premises alcohol sales to a new grocery store.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

12. **CULTURE**, for a special exception to operate an entertainment establishment with alcoholic beverages at 814 Granby Street.

The purpose of this request is to allow for a new entertainment establishment to operate with on-premises alcohol sales.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

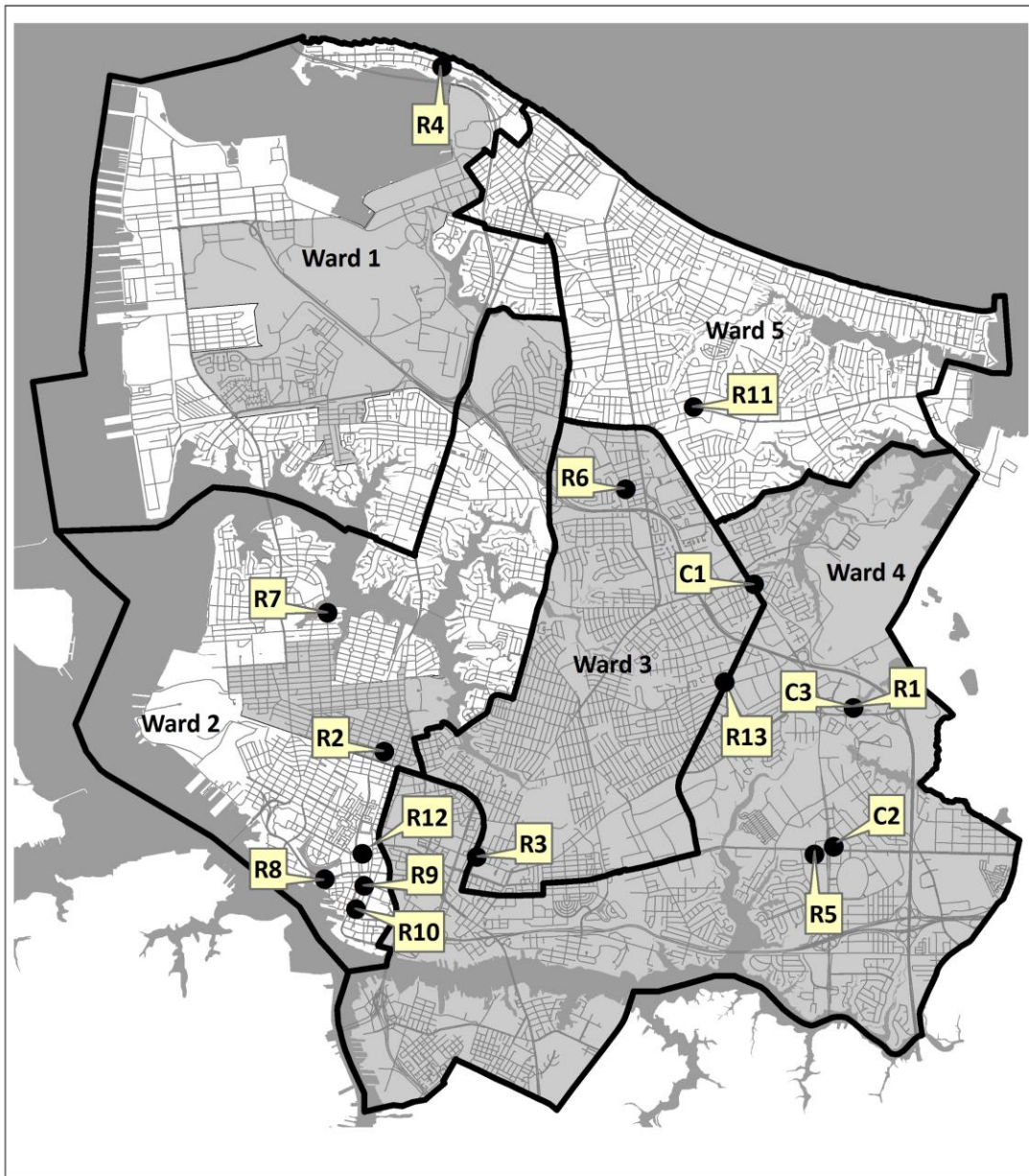
13. **DSF DEVELOPMENT, LLC**, for the closing, vacating and discontinuing of a portion of public right-of-way known as Krick Circle, extending eastwardly from the eastern line of Azalea Garden Road to its terminus.

The purpose of this request is to allow for a new townhome style community with 50 units to be constructed.

Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

George M. Homewood, FAICP, CFM
Executive Secretary



**Planning Commission Items
JANUARY**

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Feet

Superwards

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This map is for graphic purposes only.
Map compiled, designed and produced by
the Department of City Planning.